

"THE RECLAMATION"

GRIFFIN LANE PARADIS, LOUISIANA | ST. CHARLES PARISH



Real Estate Info

1,714.66±

FEE SIMPLE ACRES

5,532.34±

LONG TERM
LEASE ACRES

AUCTION BROCHURE

ON-LINE ONLY | ABSOLUTE, NO RESERVE
THURSDAY, NOVEMBER 13TH, 2:00 PM

Please Visit www.HendersonAuctions.com for Auction Details

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SMALLTOWN
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LOUISIANA AUCTION LICENSE #AB 459

A 10% Buyer's premium shall be added to the high bid, the combination of which will establish the final contract sales price.

ABOUT "THE RECLAMATION"



Welcome to "The Reclamation," a unique Louisiana hunting and income producing property in St. Charles Parish, just southwest of New Orleans. Once designed to reclaim wetlands and shape them into productive cropland, the property has evolved into a premier recreational and income-generating property showcasing both history and remarkable versatility.

The property will be sold at absolute auction with no reserve, with separate bids offered for the fee simple, lease, and equipment. Altogether, this tract covers over 7,000 contiguous acres, offering a combination of fee simple ownership and long-term lease lands that blend premier recreational land, potential income streams, and long-term legacy potential.

Rarely does an opportunity arise to own such a large and diverse tract in this location. Situated just 30 miles southwest of New Orleans, 18 miles from Louis Armstrong International Airport, 28 miles northeast of Houma, 58 miles southwest of Slidell, and 80 miles southeast of Baton Rouge, The Reclamation sits in the heart of southeast Louisiana's sportsman's corridor.

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"THE RECLAMATION" PROPERTY OVERVIEW

LOCATION:

- Griffin Lane Paradis, LA 70080
- St. Charles Parish
- 18± Miles SW of Louis Armstrong New Orleans International Airport
- 30± Miles SW of New Orleans
- 28± Miles NE of Houma
- 58± Miles SW of Slidell
- 80± Miles SE of Baton Rouge

COORDINATES:

- 29.873422, -90.447428

PROPERTY USE:

- Hunting & Fishing
- Income Production

PROPERTY INFORMATION:

- 1,714.66± Fee Simple Acres
- 5,532.34± Long Term Lease Acres



[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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"THE RECLAMATION" FEE SIMPLE



The fee simple tract totals **1,714.66± acres, including 870.5± acres enrolled in the WRP (Wetlands Reserve Program), and is fully protected on all sides by a levee.** The defining infrastructure of this property is its exceptional access. A primary all-weather limestone road extends deep into the property, complemented by an extensive network of ATV/UTV trails for easy navigation beyond the main road. A mobile home is on site, and there are additional areas to build a lodge, several cabins for private ownership, an equity club, or a corporate retreat.

The property makeup includes upland areas, freshwater marsh, cypress swamps, canals, WRP habitat, and building sites. Enjoy hunting for whitetail deer, duck, alligator,

dove, and a variety of small game. Food plots are established in multiple areas across the property. The Cypress swamps, freshwater marsh, canals, pond, and 400± acres of former crawfish ponds combine to create exceptional waterfowl habitat, giving duck hunters multiple options to match their style of hunting. This same environment also delivers reliable access for trophy alligator hunting.

Along with outstanding recreational use, the property conveys transferable mineral rights and offers the potential to restore crawfish ponds for income generation. For Carbon Capture and Sequestration (CCS) initiatives, a study by the LSU Center for Energy Studies highlights this site as one of the most suitable in the Southeast Louisiana

Corridor, thanks to its exceptional pore space. Located just five miles from nearly all of the region's top CO₂ emitters, it is ideally positioned for Direct Air Capture (DAC). With existing infrastructure, proximity to industry, and a water system capable of storing roughly 124.96 million gallons, The property provides the essential resources needed for successful CCS and DAC development.

The entertainment industry presents an additional revenue opportunity. The property's large limestone staging pads, previously utilized by motion picture and television productions, highlight its established track record and readiness for future industry projects.

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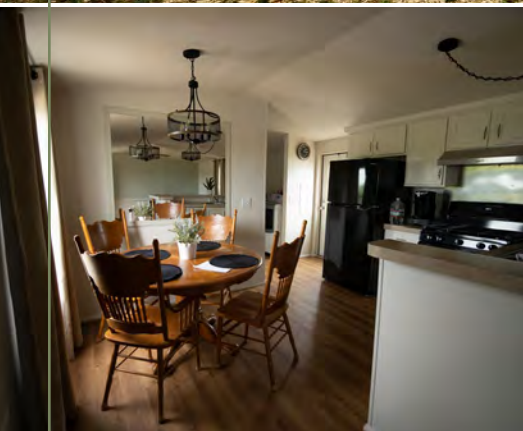
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"THE RECLAMATION" THE LEASE

Complementing the fee simple land is a long-term lease covering 5,532± acres, secured until 2051 with a 49-year renewal option. The lease also provides the lessee with a first right of refusal if the property becomes available for purchase, adding significant long-term value.

The primary access road is a well-established limestone road that navigates through the heart of the lease. Offering diverse terrain, the

property includes sites for upland food plots, scenic cypress swamps, and approximately 3,000 acres of freshwater marshland that can be explored by airboat, mud boat, or gator-tail.

On site is a 20± year-old, 3,600± square foot lodge and a mobile home, each with power and water. The lodge has excellent potential as a guest retreat with an off-the-grid atmosphere, while the mobile home can function as a supplemental camp or office.

A key highlight of the lease is its direct access to the Humble Canal and frontage on Bayou Des Allemands, with quick connections to Lac Des Allemands, Lake Salvador (25 minutes), and Grand Isle (45 minutes).

In addition to personal usage, leasing the section for hunting purposes is an excellent option for a continuous source of income.

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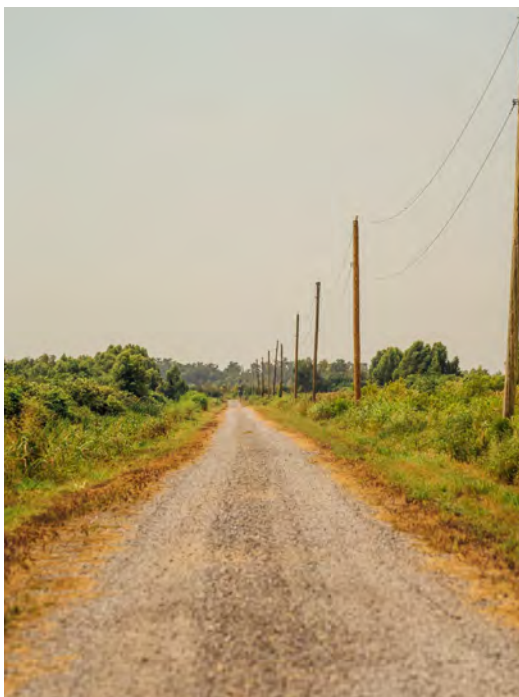
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"THE RECLAMATION" SUMMARY

Properties like The Reclamation are exceedingly rare. Its scale, diversity, and location, combined with income potential, recreational value, and carbon storage capacity, make it one of the most compelling land holdings in Louisiana today. Whether for personal use, outfitting, or investment, The Reclamation represents a secure and dynamic addition to any portfolio.



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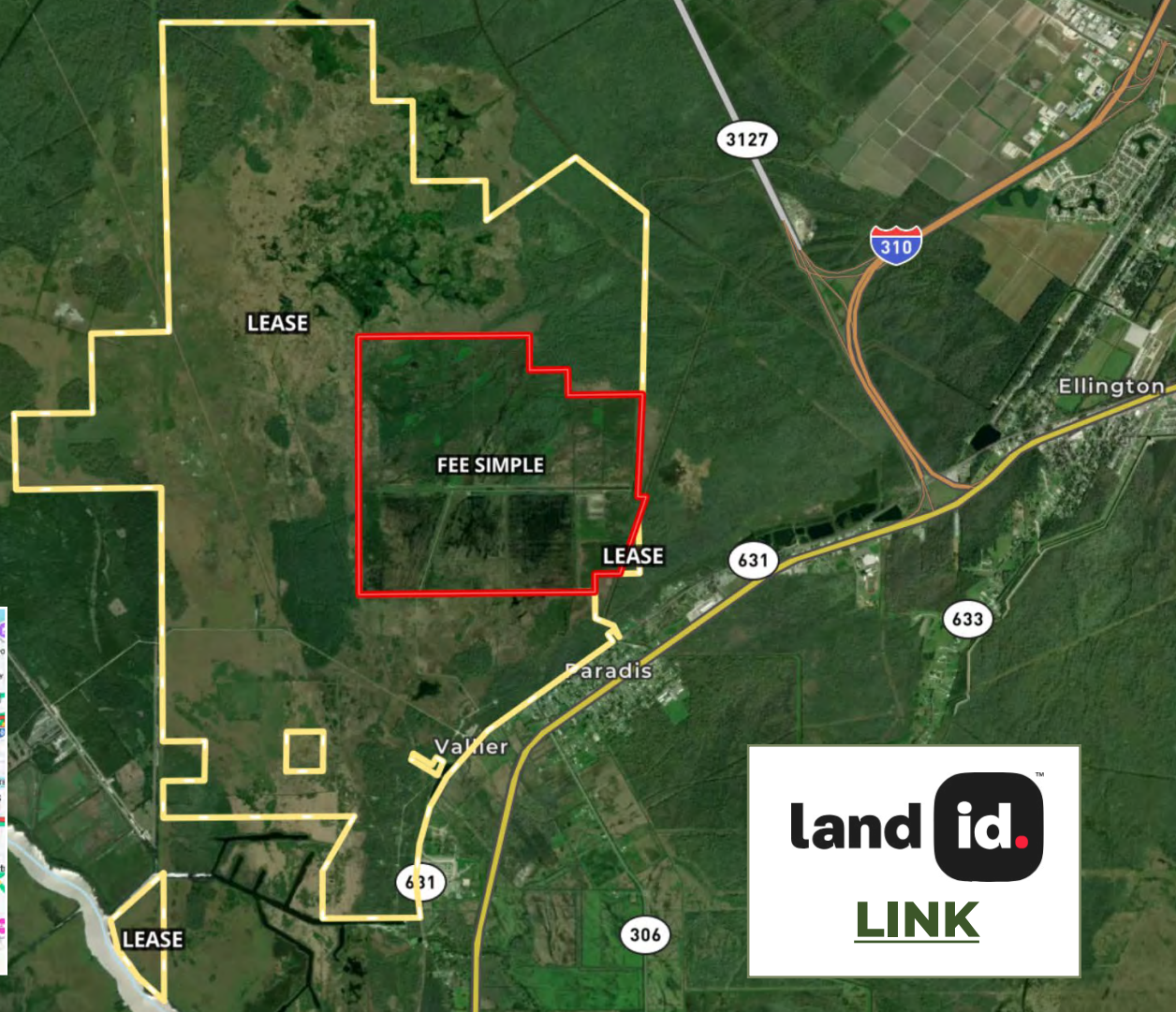
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"THE RECLAMATION" DIRECTIONS & MAPS



land id.
LINK

DIRECTIONS:

- **From New Orleans, LA:** Follow I-10 W and I-310 S to US-90 W in Boutte, LA. From I-310 S, take the US-90 W exit toward Houma, LA. Continue on US-90 W and in 2.5 miles, turn right at the stop light onto LA-306. In 0.2 miles, turn left onto LA-631 W/Old Spanish Trail and in 0.4 miles, the property entrance will be on the right.

GOOGLE MAPS
LINK

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DISCLAIMER: The property is being sold at auction "AS IS, WHERE IS," with no warranties or guarantees, expressed or implied, as to the condition of the property or improvements thereon. All boundary lines and acreage figures are approximate and subject to verification by the purchaser.

For more information on the auction or to schedule your private tour, contact Adam Hester with SmallTown Hunting Properties & Real Estate or Guy Jones with Henderson Auctions.

The property can only be viewed by a scheduled appointment only.



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